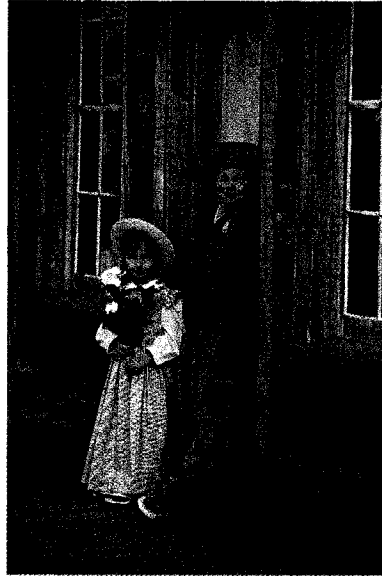
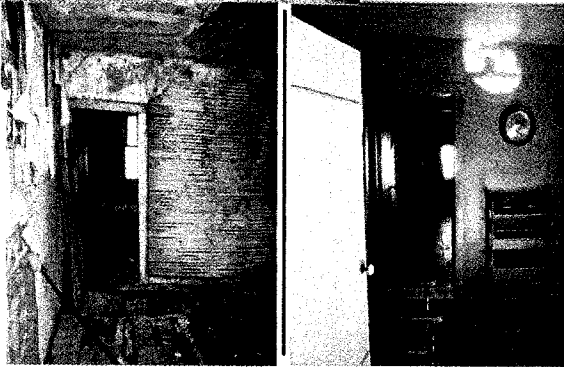


Montana Heritage Commission

EXHIBIT 5
DATE Jan 27, 09
HB 5

Volunteers * Visitor Services * Archeology * Historic Preservation * Property Management
Collections Care * Living History * Railroad * Education Programs



A State Agency Protecting Montana Historic Sites
Virginia City & Nevada City
Reeder's Alley

MT Heritage Commission

2009 - Long Range Building Program

State Historic Building Preservation and Maintenance

Title: Reeder's Alley

Location: Helena, Montana

Project Need and Description:

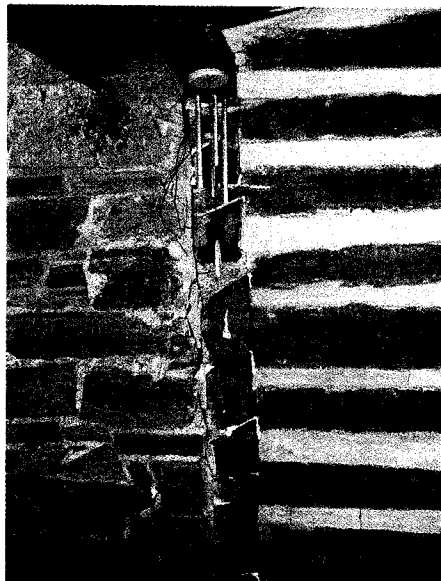
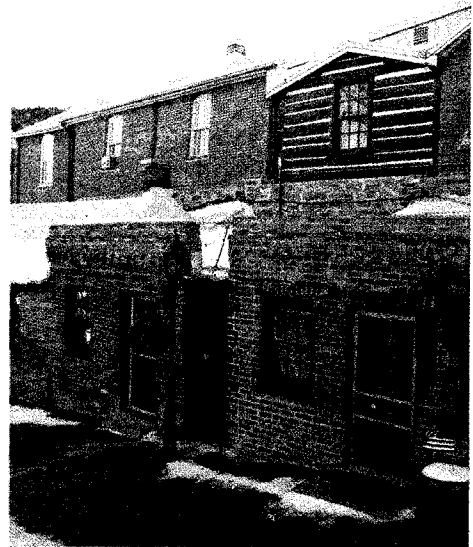
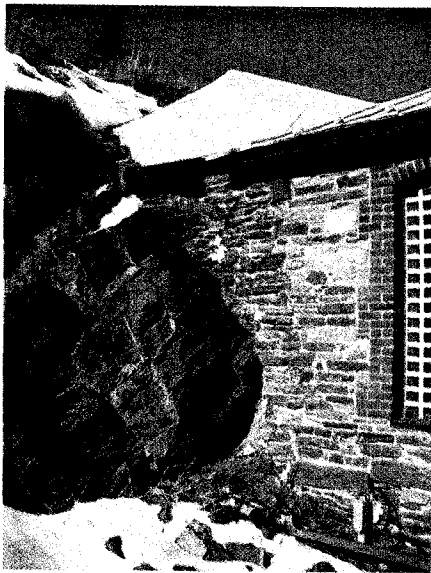
Reeder's Alley and Pioneer Cabin represent the oldest and largest collection of original buildings and gold rush-era housing in Helena. The site has survived the colorful history of Last Chance Gulch, debates of the capital city location, urban renewal, and highway construction. Today, Reeder's Alley is home to 11 private businesses and the offices for the Montana Heritage Commission. The Alley attracts 1000s of visitors, customers, tour & school groups, recreationist, and tourist from around the country.

The buildings and site are in need of significant maintenance and structural stabilization. The complex of 7 buildings, made of stone, brick and log, lay at the base of Mount Helena. The alley receives storm water from So. Benton Ave. and the hillsides around our site. The historic buildings need repairs to roof and draining systems, brick work, log buildings, site drainage, utility upgrades, doors and windows, foundation repairs, and other improvements.

This funding request will pay for a professional *historic structures report* that will detail the building and site conservation needs for stabilization, engineering, historic preservation, and maintenance. The report will prioritize and document critical work, and detail construction specifications that are needed to protect the historic resources of the site. Upon completion of this report, the remaining funds will be used to hire contractors, use in-house staff, and implement solutions for the highest priority projects listed in the report. The current insured value of Reeder's Alley is \$2 million (2006 state insurance). Since the state received the property in 2001 no state funds have been used for preservation or major site work for these properties.



Photos illustrate ice build-up from poor drainage, brick deterioration, off-set cracks, building connections, structural bracing for seismic needs. These funds will complete an architectural and engineering assessment to document critical protective measures, and implement priorities such as historic brick and mortar repairs.



MT Heritage Commission

2009 - Long Range Building Program

State Historic Building Preservation and Maintenance

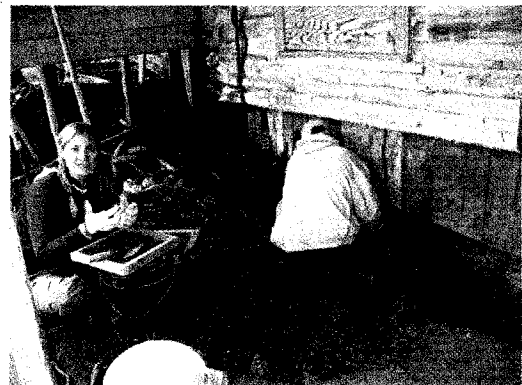
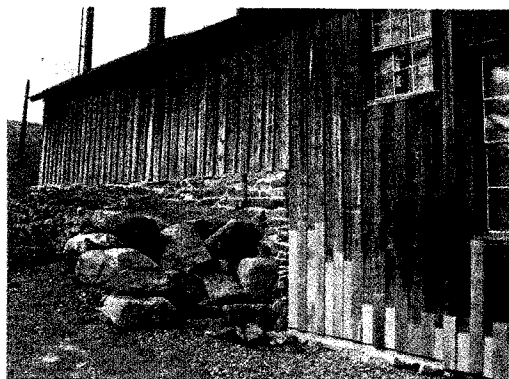
Title: Virginia and Nevada Cities
Location: Madison County, Montana

Project Need and Description:

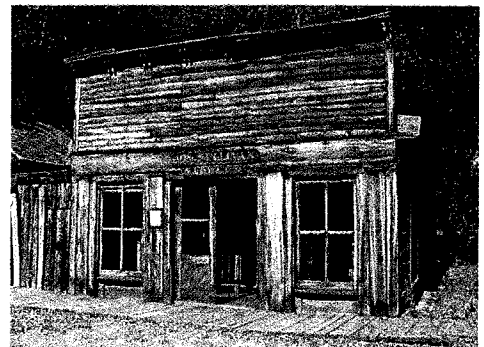
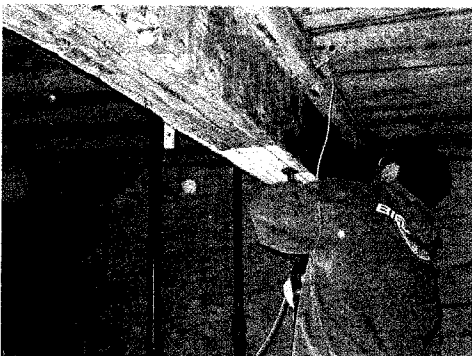
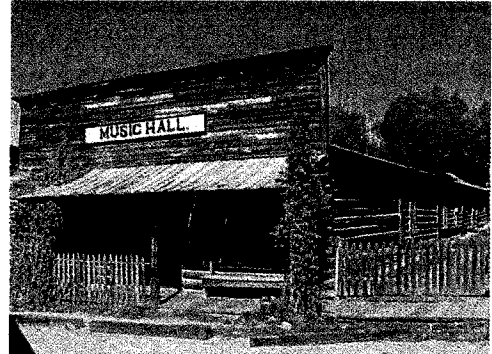
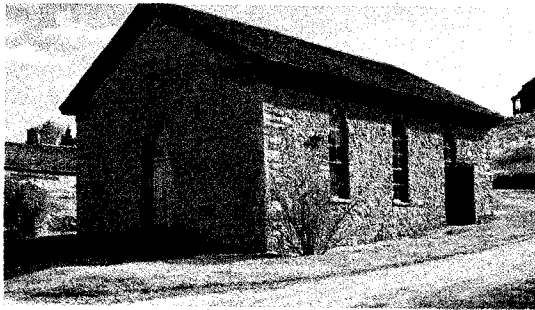
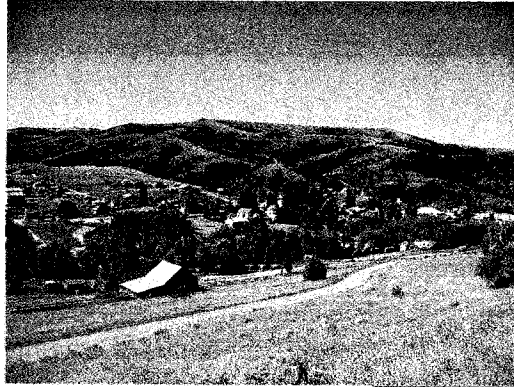
The MHC is the caretaker for the state-owned historic buildings in Virginia City and Nevada City that represent one of the largest collections of original historic properties in the nation. Virginia City is one of the first National Historic Landmarks Districts in Montana (est. 1962). With 248 individual buildings in these two townsites, the scope of our building preservation needs are broad and diverse. Our goals tend to be first to stabilize a building, then to "cap and seal" to prevent water damage, and finally to consider additional preservation measures based on the ultimate use of a given property.

To date, more than half the properties have received some treatment to protect or stabilize the buildings. The scope and scale of our historic properties, and the deferred maintenance accumulated over the years, means significant historic preservation needs remain. Most of our buildings also protect and house valuable historic artifacts. This funding will protect these state assets and continue our work to stabilize and preserve our high priority properties, and allow us to create new economic uses in these historic buildings.

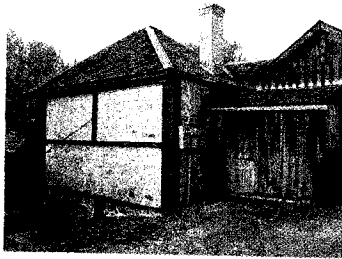
Funds will be used for critical building stabilization, roof repairs, foundations, log and siding repairs, utility upgrades, drainage and security. Funds will cover architectural and engineering assessments, private contractors, and in-house preservation crews to conduct the necessary work.



Photos illustrate a sample of the buildings proposed for work in Virginia and Nevada City. Some of these buildings can be adapted for new economic uses, others may be used for educational programs. This funding is critical for protecting this national landmark and Montana's historic assets.



Projects Committed and In-Process From 2007 LRBF program



Electric service upgrades in Nevada City

New electrical service and upgrades are underway to add functionality, security and safety to the site.

Roofing for 15 Buildings / Nevada City

A private contractor is in the process of replacing about 15 roof structures in Nevada City this fall and spring 2009.



Hydrology & drainage study

A private consultant is currently conducting a study of groundwater levels, drainage issues and recommended mitigation / improvements to prevent further water damage to structures.

Site Preparation, Hickman House

Archaeology work is underway to ready the site for new foundation work and eventual restoration of this historic home.



Numerous repairs/upgrades to existing buildings in VC/NC

- New locks for Fairweather Inn / NC Hotel
- Improvements to seasonal staff housing (electrical, water/sewer, structural, safety, sanitation)
- Improvements to concessionaire buildings.

Nevada City Hotel

Structural engineering analysis on this key building is planned with the intent of major stabilization work to foundation, drainage improvements, and energy efficiency improvements.



Storage Facility

Planning is underway to build storage to protect collection items while construction is being completed on buildings.

Estimated total = \$ 310,000

Montana Heritage Commission

Protecting State-Owned Heritage Sites
Virginia City ~ Nevada City ~ Reeder's Alley

Projects Committed and In-Process From 2007 LRBF program

Leverage of Long Range Funds



Use of Americorps, Elderhostel, and other volunteers

Americorps & Elderhostel volunteers provided over 3,000 hours of labor Summer 2008 to repair, clean, paint and maintain buildings and facilities throughout both historic sites. Applications for 2009 volunteer crews are in process. Individual volunteers contributed an additional 15,000+ hours.



Grants/Donations

- Award from MT Preservation Alliance, \$20,000—MHC has been awarded a grant to repair part of the Gilbert Brewery stone malting tower.
- Private donations have often been given as match, or to complete projects funded by public and long range monies.



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